

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B**

Tuesday, March 20, 2012

MINUTES

Members: Steve Bacon, Manny Haidous, Peter Millman, Betsy Paterson, and Karin Randolph

Staff: Cynthia van Zelm

Guests: Sam Gardner with Gregg Wies & Gardner (GWG); Linda Painter, Town of Mansfield Director of Planning and Development; Alex Roe, Partnership Board member and Director of Planning at the University of Connecticut; Macon Toledano, Senior Vice President, Planning and Development, LeylandAlliance

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from January 17, 2012 and February 21, 2012

There was no quorum to approve the minutes.

4. Review of Intermodal Transportation Center Design and Continued Review of Storrs Center Sustainability Guidelines and Intermodal Center

Mr. Bacon said that in January the Committee had reviewed the checklist prepared by Sam Gardner of how the intermodal transportation center meets the Storrs Center Sustainability Guidelines. Mr. Gardner will follow-up from the January meeting, and will also address some changes that are being proposed to the design.

Mr. Gardner referred to the follow-up items that were noted in the January minutes. He said that some of the material being used for the intermodal transportation center is recyclable.

Mr. Gardner said that the interior lighting will be fluorescent and meet the current state Energy Code. The lighting will be cost effective.

With respect to 3rd party commissioning, Mr. Gardner indicated that Mansfield Director of Public Works Lon Hultgren said 3rd party commissioning is not required. Macon Toledano said a commissioning process could be written to ensure that i.e., mechanical systems are operating as they are supposed to operate. He said that commissioning is usually related to mechanical issues. **He said that architect Andy Graves is developing such a process for the private buildings and Mr.**

Gardner thought this could be replicated for the intermodal transportation center. Alex Roe said that UConn conducts commissioning on its buildings. Betsy Paterson asked if local inspections would be the only oversight required if the Sustainability Guidelines did not suggest commissioning. Mr. Gardner replied in the affirmative.

Mr. Gardner clarified that the new state Energy Code has instituted requirements that are LEED Silver equivalent.

Mr. Gardner said the provisions of the Sustainability Guidelines have been put in the specifications for the intermodal transportation center.

Karin Randolph asked about the oversight role. Mr. Toledano said that Mr. Graves and Erland Construction personnel are following up with instituting provisions in the Guidelines.

Mr. Gardner said there was a pipe system put in to evaluate radon on the site. Radon comes out of undisturbed rock. There are no radon issues associated with the intermodal transportation center. Mr. Bacon asked if radon would be dispelled by opening the doors of the center. Mr. Toledano said radon is usually tested in basements and there is no basement with the center. Mr. Toledano said that a radon system is being placed in the mixed-use buildings. Mr. Gardner said a thick vapor could be used to be careful but there are no slabs to be disturbed. **Mr. Gardner will check with Mr. Hultgren to see if a radon ventilating system is needed.** Peter Millman said this could be put in at a later date.

With respect to what cleaning agents will be used in the center, Mr. Gardner said the Town only uses “green” products and this provision will be included in any contract the Town has for cleaning if the Town does not do the cleaning itself.

Mr. Gardner said the developer’s guidelines for construction waste management will be followed for the center. Mr. Toledano said he is pleased with the level of material on the mixed-use buildings that is being recycled.

Mr. Gardner said there will be recycling facilities in the center.

Mr. Gardner then turned his attention to some of the design changes on the outside of the building. He said the discussion began with the Town on how to value engineer the center.

Mr. Gardner said that originally there was no 2nd level. This was added as an add alternate to allow for the provision of office space on the 2nd level.

The team agreed to remove the louvers in the front of the center which would open up the courtyard on the east side of the center. A plaza space will be placed there. Cornices would be put in place instead which would also serve as a sun shade. Canopies would continue to be included over the lower windows. Cynthia van Zelm said that the louvers also would have made it more difficult to clean the windows.

Mr. Gardner said there will be stairs on the outside to access the 2nd floor as well. This plaza area could include a tree to make the area even more aesthetically pleasing.

Mr. Millman said he preferred the design with the louvers but recognizes budgetary concerns. He asked if the canopy will cover someone in a rainstorm. Mr. Gardner said the canopy is 6 feet deep and the underside is 9 feet. He thinks it should provide adequate cover unless is a blowing rain.

Manny Haidous asked about signage for the building. Ms. van Zelm said that staff had suggested the name of the intermodal transportation center as the Zimmer-Nash Transportation Center to recognize Gary Zimmer and Dennison Nash who had worked on transportation issues in town. The Committee had reviewed this recommendation at its October meeting. Mr. Gardner said there is still discussion on what the blade sign on the center will say.

5. Adjourn

The meeting adjourned at 6:15 pm.

Minutes prepared by Cynthia van Zelm